

Table Of Contents

	<u>Page</u>
Guide.....	9
ARTICLE I - Introduction.....	13
1.1 Authority	13
1.2 Title	13
1.3 Purpose.....	13
1.4 Intent	14
ARTICLE II - General Provisions	17
2.1 Jurisdiction	17
2.2 Exemption of Agricultural Uses	17
2.21 Farmsteads.....	17
2.22 Permits.....	18
2.23 Conditional Uses	18
2.3 Use Restrictions	19
2.31 Principal Uses - Sunset Clause.....	19
2.32 Accessory Uses and Structures.....	19
2.33 Conditional Uses	19
2.34 Unclassified or Unspecified Uses.....	20
2.35 Temporary Uses	20
2.36 Performance Standards and IEPA Regulations	20
2.37 Subdivision of Land Into Parts Less Than 5 Acres	20
2.4 Site Restrictions	21
2.41 Soil Conditions.....	21
2.42 Anti-Pollution and Erosion Control	22
2.43 Private Sewer and Water	22
2.47 Reduction of Joint Use	23
2.48 Building Setback	23
2.5 Modification.....	23
2.51 Height	23
2.52 Yards	24
2.6 General Development Procedure	26
2.7 Modular Homes and Mobile Homes Foundation Specifications.....	26
ARTICLE III - Zoning Districts.....	27
3.1 Establishment of Districts	27
3.2 District Boundaries	27
3.3 Zoning Maps	27

	<u>Page</u>
3.4 Rural Districts	28
3.41 A - Agriculture	28
3.41-1 Purpose	28
3.41-2 Permitted Uses.....	28
3.41-3 Accessory Uses.....	28
3.41-4 Conditional Uses	35
3.41-5 Special Regulations and Building Setbacks	58
3.42 RR - Resort - Recreational	58
3.42-1 Purpose	58
3.42-2 Permitted Uses.....	58
3.42-3 Accessory Uses.....	59
3.42-4 Conditional Uses	59
3.42-5 Special Regulations	62
3.42-6 Bulk Requirements	62
3.43 RE - Rural Estate	63
3.43-1 Purpose	63
3.43-2 Permitted Uses.....	63
3.43-3 Accessory Uses.....	64
3.43-4 Conditional Uses	64
3.43-5 Bulk and Plat Requirements	65
3.5 Urban Residential Districts	66
3.51 Purpose	66
3.52 R-1 - Single Family Residential District	66
3.52-1 Permitted Uses.....	66
3.52-2 Accessory Uses.....	66
3.52-3 Conditional Uses	67
3.52-4 Bulk Requirements	68
3.53 R-2 - Single Family Residential District	69
3.53-1 Permitted Uses.....	69
3.53-2 Accessory Uses.....	69
3.53-3 Conditional Uses	70
3.53-4 Bulk Requirements	71
3.54 R-3 - General Residential District	72
3.54-1 Permitted Uses.....	72
3.54-2 Accessory Uses.....	72
3.54-3 Conditional Uses	72
3.54-4 Special Regulations	74
3.54-5 Bulk Requirements	75
3.54-6 Maximum Hard Surface Area	76
3.6 Business Districts	77
3.61 B-1 - Business Districts	77
3.61-1 Purpose	77

	<u>Page</u>
3.61-2 Permitted Uses.....	77
3.61-3 Accessory Uses.....	77
3.61-4 Conditional Uses	77
3.61-5 Special Regulations	79
3.61-6 Bulk Requirements	79
3.63 B-3 - Highway Business District	80
3.63-1 Purpose	80
3.63-2 Permitted Uses.....	80
3.63-3 Accessory Uses.....	81
3.63-4 Conditional Uses	81
3.63-5 Special Regulations	82
3.63-6 Bulk Requirements	83
3.7 Manufacturing Districts	83
3.71 M-1 - Limited Manufacturing District	83
3.71-1 Purpose	83
3.71-2 Permitted Uses.....	83
3.71-3 Accessory Uses.....	84
3.71-4 Conditional Uses	84
3.71-5 Special Regulations	84
3.71-6 Bulk Requirements	84
3.72 M-2 - General Manufacturing District	85
3.72-1 Purpose	85
3.72-2 Permitted Uses.....	85
3.72-3 Accessory Uses.....	86
3.72-4 Conditional Uses	86
3.72-5 Special Regulations	87
3.72-6 Bulk Requirements	88
ARTICLE IV - Parking, Loading, Traffic, Access	89
4.1 Purpose.....	89
4.2 Parking and Loading	89
4.21 Increase in Intensity of Use	89
4.22 Change of Use in Existing Building or Structure.....	89
4.23 Existing Parking and Loading Facilities	89
4.24 Control of Off-Site Parking Facilities	89
4.3 Additional Regulations, Parking	90
4.31 Application - Types of Parking	90
4.32 Collective Parking	90
4.33 Location.....	90
4.34 Size.....	90
4.35 Access	91
4.36 Design and Maintenance	91
4.37 Mixed Uses.....	92

	<u>Page</u>
4.38 Other Uses	92
4.4 Additional Regulations, Off-Street Loading	92
4.41 Location.....	92
4.42 Size	92
4.43 Access	92
4.44 Surfacing	93
4.45 Drainage	93
4.46 Space Allocation	93
4.47 Uses Not Classified	93
4.5 Schedule of Off-Street Parking, Loading and Unloading Requirements.....	93
4.6 Parking of Commercial Vehicles or Equipment in Residential Districts	97
4.7 Traffic Visibility.....	97
4.8 Driveways	97
4.9 Highway Access	97
ARTICLE V - Signs	99
5.1 Purpose.....	99
5.2 Permit	99
5.3 Applicability of Sign Regulations to Specific Uses and Districts	99
5.32 Permitted Signs	99
5.33 Prohibited Signs	100
5.4 General Sign Regulations.....	100
5.41 Location, Height and Area	100
5.42 Illumination and Motion.....	101
5.43 Development Standards.....	101
5.44 Sign Design, Safety and Maintenance.....	104
5.5 Rural District Sign Regulations	104
5.51 Permitted Non-Illuminated Signs	105
5.52 Permitted Non-Flashing, Illuminated Signs	106
5.6 Urban Residential District Sign Regulations	108
5.61 Permitted Non-Illuminated Signs	108
5.62 Permitted Non-Flashing, Illuminated or Non-Illuminated Signs	109
5.7 Business District Sign Regulations	111
5.71 Sign Regulations in All Business Districts	111
5.72 Sign Regulations in B-1 Business Districts.....	111
5.73 Sign Regulations in B-3 Highway Business Districts .	113
5.8 Manufacturing District Sign Regulations.....	115

	<u>Page</u>
5.81 Accessory Business Signs or Advertising Signs in Manufacturing Districts	115
ARTICLE VI - Flood Plain Regulations.....	119
6.1 Purpose.....	119
6.2 Flood Plain Ordinance	119
ARTICLE VII - Performance Standards	121
7.1 Special Regulations in All Districts	121
7.2 Noise	122
7.3 Earthborne Vibration.....	123
7.32 Manufacturing Districts.....	124
7.4 Air and Water Pollution Controls	125
7.5 Toxic Matter.....	125
7.6 Odorous Matter	125
7.7 Fire and Explosion Hazards	125
7.8 Radio and Electrical Interference	126
7.9 Glare or Heat.....	126
7.10 Lighting	126
ARTICLE VIII - Conditional Uses	127
8.1 Conditional Uses	127
8.2 Planned Development Procedure	127
8.21 Intent.....	127
8.22 Standards	127
8.23 Procedure.....	128
8.3 Conditional Use Procedure	131
8.31 Procedure.....	131
8.33 Conditional Uses in All Districts	131
8.34 Conditional Uses in Specified Districts	131
8.35 Standards for Decisions and Recommendations	132
8.36 Time Limit.....	132
8.37 Effects of Denial of a Conditional Use Permit.....	133
ARTICLE IX - Nonconforming Structures, Uses and Lots.....	135
9.1 Nonconforming Structure and Uses	135
9.11 Nonconforming Structures	135
9.12 Nonconforming Uses.....	135
9.2 Nonconforming Variance Permitted by Zoning Board of Appeals	136

	<u>Page</u>
9.3 Amortization of Nonconforming Structures or Uses	136
9.4 Substandard Lot	137
ARTICLE X - Zoning Board Of Appeals Administration And Enforcement	139
10.1 Zoning Board of Appeals - Creation and Membership	139
10.2 Meetings.....	139
10.3 Jurisdiction.....	140
10.4 Appeals: How Taken.....	141
10.5 Standards for Variations.....	141
10.51 Purpose.....	141
10.6 Notice of Hearing.....	143
10.7 Appeals to Court	143
10.8 Enforcement	143
ARTICLE XI - Permits And Certificates Of Occupancy.....	145
11.1 Permit Procedure.....	145
11.12 Permit Applications.....	145
11.20 Certificate of Occupancy for a Building.....	147
11.21 Certificates of Occupancy for Land.....	147
ARTICLE XII - Amendments	149
12.1 Power to Amend.....	149
12.2 Petition	149
12.3 Procedures.....	149
12.4 Procedures for Instituting the Sunset Clause	150
12.5 Passage of Amendments	152
ARTICLE XIII - Abrogation And Greater Restrictions.....	153
ARTICLE XIV - Fees, Interpretation, Severability, Violations, Penalties, When Effective	155
14.1 Fees	155
14.2 Interpretation	156
14.3 Severability	156
14.4 Violations	156
14.5 Penalties	157
14.6 Effective Date And Adoption.....	158

	<u>Page</u>
ARTICLE XV - Rules and Definitions	159
15.1 Rules.....	159
15.2 Definitions.....	159
15.3 Environmental Performance Standards Definitions.....	183
	<u>Page</u>
ARTICLE XVI - Nuisances And Prohibited Uses	187
16.1 Definition	187
16.2 Illustrative Enumeration.....	187
16.3 Prohibited	188
16.4 Notice To Abate - Procedures And Penalties.....	188
16.5 Contents of Notice	189
16.6 Service of Notice.....	190
16.7 Abatement by County.....	190
16.8 County's Costs Declared Lien.....	190

REFERENCE MATERIALS

Drainage and Water Problem Areas in Princeton Township.....	193
Setbacks Chart	194
1 - Setbacks Diagram	195
2 - Lot Area Diagram	196
3 - Subdivision Lot Types Diagram	197
4 - Vision Clearance on Corner Lot Diagram	198
5 - Principal and Accessory Buildings Diagram	199
6 - Attached and Detached Dwellings Diagram	200
7 - Floor Area Ratio Diagram	201
8 - Buffer Areas Diagram.....	202
9 - Screening Diagram.....	203
10 - Screening Diagram.....	204
11 - Screening Diagram.....	205
12 - Example of Lot Types Diagram.....	206
13 - Yards Diagram	207

